

N.S. PUBLIC FACILITIES ADVISORY TASK FORCE (PFATF) MINUTES

Monday, December 17, 2013, 6:15 PM

Primrose Fire Station

The meeting was called to order at 6:15 pm by PFATF Chair John Flaherty.

ROLL CALL: Present were John Flaherty, Paulette Hamilton, Art Bassett, Michael Johnson, Brian Vanhouwe, Tony Kopacz, Bill Connell, John Winkleman and Steve Lindberg. Also present were RGB team members Dave DeQuattro and Tracey Donnelly.

Approval of Minutes 12/10/13

There were two corrections to the draft minutes presented regarding attendance. All were in agreement with the amended minutes.

Report by RGB of preliminary findings and space use options and estimates

Dave Dequattro and Tracey Donnelly distributed and described updated and more detailed building space repair, renovation and re-use documents for the four (4) buildings of priority concern (Town Hall, Kendall-Dean, Bushee School and Andrews School). The documents included detailed cost estimates for five different levels of renovation based on priorities.

The consultants indicated that they are still interviewing town

departments to make any final recommendations on space allocations and programming amendments.

Mr. DeQauttro reviewed key upcoming schedule priorities:

December 23rd Updated materials will be provided electronically to PFATF members for feedback and comment. All feedback should be channeled through Town Planner Bob Ericson (rericson@nsmithfieldri.org)

January 7th Next PFATF meeting with consultants

February 3rd PFATF presentation at a Public Hearing before the Town Council

At the previous meeting a consensus emerged to combine town and school administrative functions at a restored Kendall-Dean and to combine police and court functions at a renovated Bushee School. Still unresolved were what to do with existing Town Hall and Andrews School.

Jeff Harris was unable to attend but requested that this statement be read into the record:

“I would prefer to see the Council Chambers/ Town meeting hall in a restored/ beautified space (a-la Kendall Dean w/ plenty of natural lighting) and not stuffed in the basement of Bushee School. I make this comment unrelated to budgetary decisions, but to aesthetic

reasoning. I believe Scott Gibbs made the very valid point that we should be "showcasing" the facilities of town to present ourselves as a nice place to do business. If this bond happens, this would be our one opportunity to get that right. In relation to security issues (as Paulette had mentioned), I believe with improved parking/landscaping and new exterior lighting, that could be addressed, and police presence can always be brought in as it always has in the past."

John Flaherty concurred that he prefers Council Chambers to remain at Kendall-Dean.

Preliminary program recommendation included an addition to Bushee School for a saliport and new Town Council meeting chambers above. The consultants were asked to prepare an option that did not include the construction of meeting space above the saliport.

Additional discussion ensued about the importance of addressing Halliwell School and Mr. Flaherty and Mr. Lindberg indicated that they've been in discussions about the classroom space issues and that they would be meeting with representatives of the School Committee to arrive at a timetable for the School Committee to formalize a recommendation about the decommissioning of Halliwell and plans to absorb needed classroom space in order to be part of a comprehensive package for presentation to the Town Council.

Other ideas regarding the future use of Town Hall and Andrews School were discussed.

Town Hall

It could be sold and converted to as many as four residential units with covenants that the architectural character must be preserved.

It could be used as a headquarters for a National Park if the park gets approved in Congress as it has been proposed.

The exterior could be repaired as needed and the interior first floor converted – at least temporarily – for additional meeting space for town boards and commissions.

Andrews School (former school admin bldg. adjacent to Middle School – currently used for SD storage)

It could be razed and replaced with a storage building behind the High School.

It could be renovated (historic structure) and continue to be used for storage (at about the same cost of razing it and building another structure of the same size.

Next Meeting

January 7, 2014, 6:00 p.m., location TBD.

The meeting adjourned at 7:15 PM.

Minutes respectfully submitted,

John Flaherty